

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Street and Alley Vacation #01013

**DATE:** August 27, 2001

**PROPOSAL:** Universal Surety Company, Nebco, Inc., and Inland Insurance Company request the vacation of a 16' x 300' portion of right-of-way abutting Lots 3 through 10, Block 119 Original plat of Lincoln, and the vacated right of way of the east west alley in Block 119, Original plat of Lincoln. This request is to facilitate a building project.

**LAND AREA:** 4,800 square feet

**CONCLUSION:** Approving the alley vacation will facilitate the goals of the Comprehensive Plan by allowing full development of Block 119, Original plat of Lincoln.

<b>RECOMMENDATION:</b>	Conforms to the Comprehensive Plan
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** North-south alley in Block 119, Original plat of Lincoln, located in the NE 1/4 of Section 26, T10N, R6E, Lancaster County, Nebraska.

**LOCATION:** Generally located at 10<sup>th</sup> Street and Lincoln Mall.

**APPLICANT:** Universal Surety Company  
Box 80468  
Lincoln, NE 68501

Robert E. Miller  
Nebco Inc  
Box 80268  
Lincoln, NE 68501

Inland Insurance Company  
Box 80468  
Lincoln, NE 68501

**OWNER:** Same

### **SURROUNDING LAND USE AND ZONING:**

North: Business  
South: Office

B-4, Downtown Business District  
O-1, Office District

**STREET VACATION NO.00013**  
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East: Business and Office B-4, O-1  
West: City-County Office Building P, Public

**COMPREHENSIVE PLAN SPECIFICATIONS:** This area is shown as Commercial in the Comprehensive Land Use Plan. The alley is not shown in the functional classification of existing streets and roads in the Comprehensive Plan, however 10<sup>th</sup> Street is shown as an Urban Principal Arterial, K Street is identified as an urban minor arterial and Lincoln Mall is identified as a local street in the Comprehensive Plan.

The Comprehensive Plan also identifies goals for the downtown area:

“Promote high density development downtown” (Page 59)

“Encourage office and retail development, entertainment and cultural activities” (Page 59)

**HISTORY:**

Block 119, Original plat of Lincoln was zoned F, Restricted Commercial, II, Commercial District and J, Business District until the zoning update in 1979 when the zone was changed to O-1, Office District and B-4, Downtown Business District.

**TRAFFIC ANALYSIS:** 10ths and K Streets are identified as arterial streets in Title 10, Vehicles and Traffic of the Lincoln Municipal Code and reflected as such in the Comprehensive Plan Street and Road Classification. Lincoln Mall is a local street in the Comprehensive Plan Street and Road Classification.

**AESTHETIC CONSIDERATIONS:** The area is within the Capital Environs District. The Capital Environs Committee has been in contact with the applicant through the review of the design of the building.

**ALTERNATIVE USES:** To maintain the alley as public right of way.

**ANALYSIS:**

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

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Becky Horner  
Planner

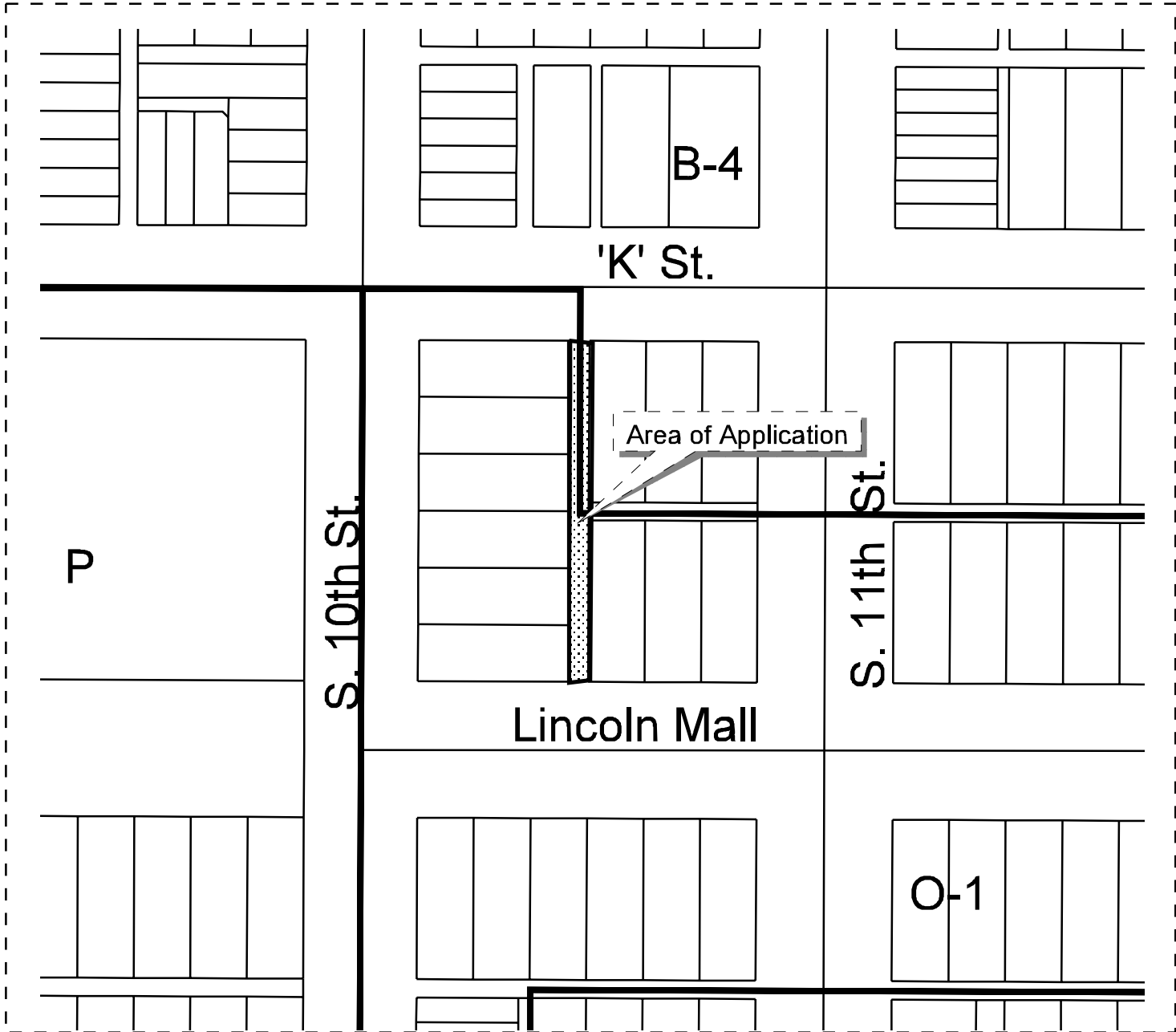


**Street & Alley Vacation #01013**  
**10th St. & Lincoln Mall**



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.



## Street & Alley Vacation #01013 10th St. & Lincoln Mall

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 26 T10N R6E

